

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/80 CHELTENHAM ROAD DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$275,000

&

\$302,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

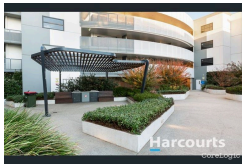
Date of sale

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 11/80 CHELTENHAM ROAD DANDENONG VIC 3175  | \$280,000 | 22-Jun-24 |
| 506/80 CHELTENHAM ROAD DANDENONG VIC 3175 | \$289,000 | 10-Sep-24 |
| 251/80 CHELTENHAM ROAD DANDENONG VIC 3175 | \$290,000 | 21-Jul-24 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 17 December 2024

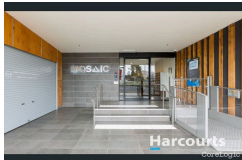


**11/80 CHELTENHAM ROAD  
DANDENONG VIC 3175**

 1  1  1

Sold Price **\$280,000** Sold Date **22-Jun-24**

Distance **0km**



**506/80 CHELTENHAM ROAD  
DANDENONG VIC 3175**

 1  1  1

Sold Price **\$289,000** Sold Date **10-Sep-24**

Distance **0km**



**251/80 CHELTENHAM ROAD  
DANDENONG VIC 3175**

 1  1  1

Sold Price **\$290,000** Sold Date **21-Jul-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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